



4 Riverside Mews, Cowbridge,
Vale Of Glamorgan, CF71 7NA

Watts
& Morgan



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Guide Price £299,950 Freehold

3/4 Bedrooms | 2 Bathrooms | 1/2 Reception Rooms
Allocated Parking

Within yards of the centre of Cowbridge, a modern mid terraced town house.

Accommodation over 1,000 sq ft across three floors to include; hallway with WC, kitchen-breakfast room and dining room to the ground floor; bedroom with en-suite and sitting room/bedroom four to the first floor; two further bedrooms and 3-piece family bathroom to the top floor.

Rear courtyard with paving.

Gated parking area with allocated space.

No ongoing chain.

EPC rating: C.

Directions

Cowbridge Town Centre

Cardiff City Centre – 23.4 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

In an exceptionally convenient location within yards of Cowbridge Town Centre, with its shops, cafes, restaurants and nearby schools.

4 Riverside Mews is a modern, mid terraced home ideal as a property for those looking to downsize to the town; first time purchase or as a 'buy to let' investment.

From a central ground floor hallway, doors open into a 2-piece cloakroom, to the dining room and to the kitchen-breakfast room, and a solid wood staircase leads to the first and second floors.

The dining room has double width doors opening to a paved courtyard from which there is gated access to the parking area. The kitchen-breakfast room has a very good range of quality, shaker-style beech units with granite worktops and appliances, where fitted, as to remain include; double oven and hob, fridge/freezer, dishwasher and washer/drier.

To the first floor; there is a sitting room which overlooks the rear courtyard with Juliet-style balcony and sliding patio doors. This room could also be used as an additional guest/ fourth bedroom. The largest bedroom has an outlook over the front high street and has the benefit of its own en-suite shower room.

The second floor has two further bedrooms - with fitted storage to both bedrooms. These bedrooms share use of the 3-piece family bathroom.



Garden and Grounds

4 Riverside Mews fronts the high street, and is within excellent reach of all amenities.

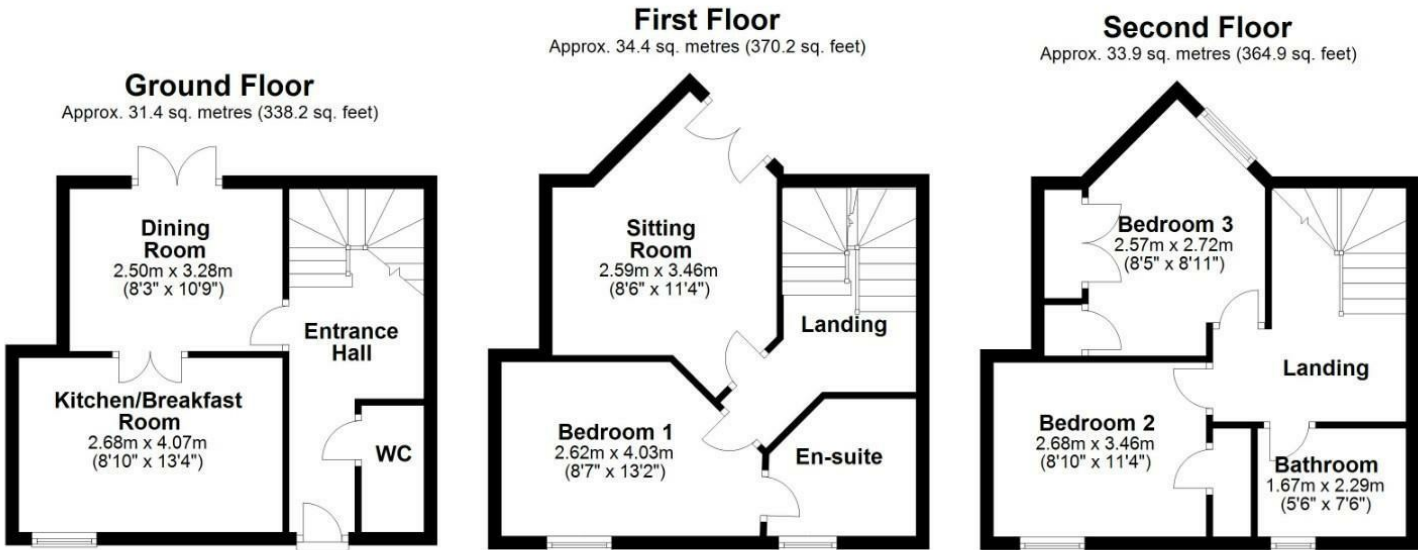
To the rear of the property is a block-paved yard area accessed from the dining room, and a gated entrance leads via a pedestrian path to the parking area for Riverside Mews.

From 'The Limes', electrically operated gates open to the parking area with each property within this development having an allocated parking space.

Additional Information

Freehold. Costs of maintenance and upkeep of car park and other communal area shared between all Owners.

All mains services connect to the property. Gas-fired 'combi' central heating. Underfloor heating to ground floor.



Total area: approx. 99.7 sq. metres (1073.3 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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